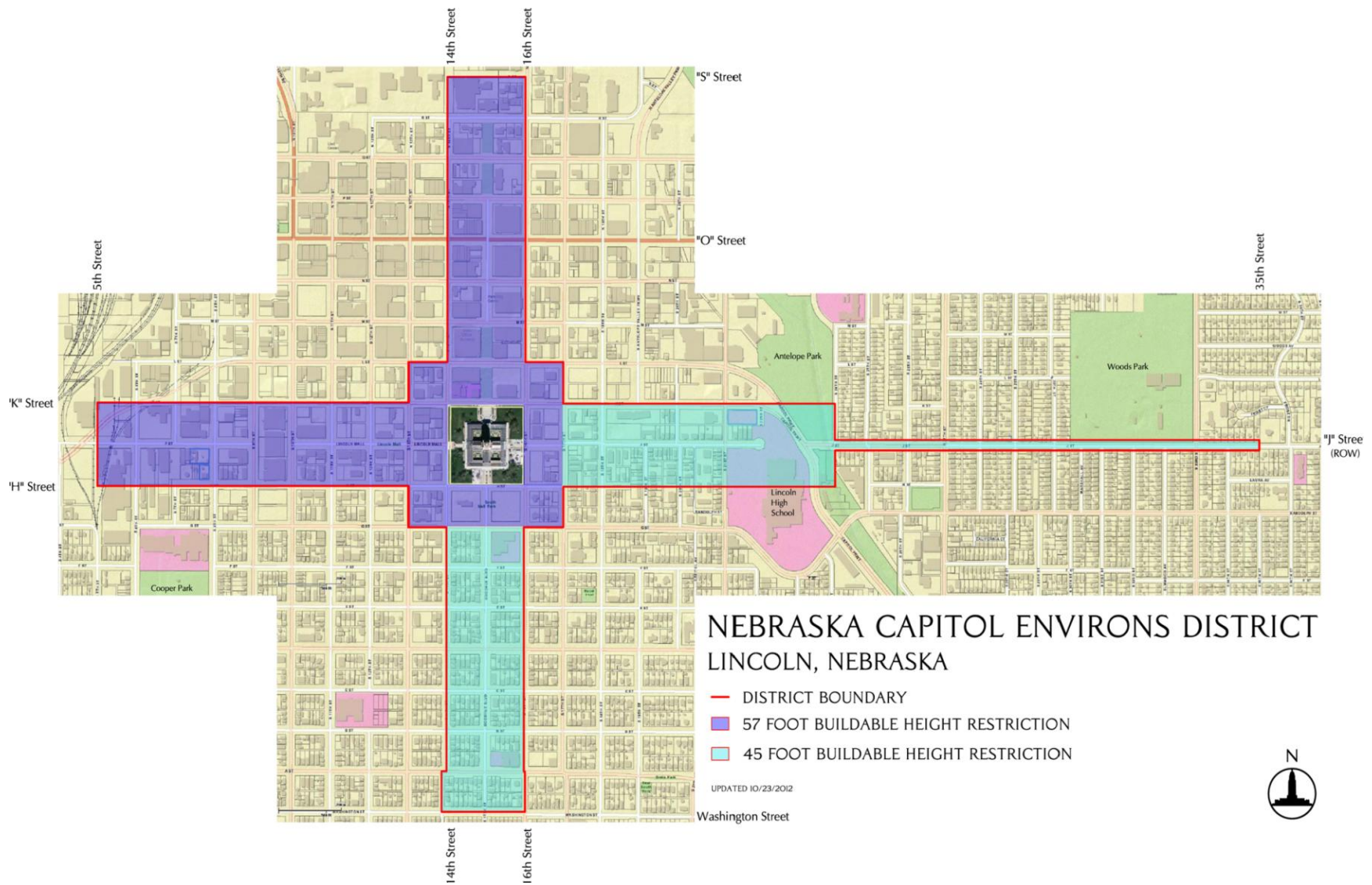


# Nebraska Capitol Environs Commission - *Annual Report 2012*



The Nebraska Capitol Environs Commission was established in 1988 to strengthen existing protections for the setting of Nebraska's landmark State Capitol. Commission membership of seven citizen volunteers includes five members appointed by the City of Lincoln and two appointed by the State of Nebraska.

Membership in 2012 saw one change, with the completion of the long service of Kim Todd and the appointment of Christine Dionisopoulos. Continuing members were Jeff Searcy as chair, John Kay, Tom Laging, Karen Nalow, Cecil Steward, and Jon Weinberg. The seven appointed citizen members are assisted by three *ex officio* members--Bob Ripley of the

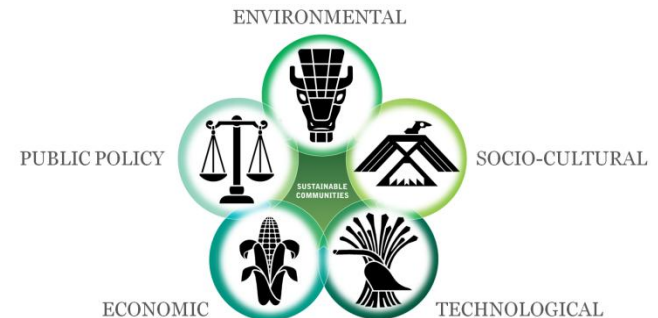
Office of the Capitol Commission (designee of the Nebraska Department of Administrative Services), Marvin Krout (director, Lincoln/Lancaster County Planning Department), and Lynn Johnson (director, Lincoln Parks & Recreation Department). Staffing is provided by the Lincoln/Lancaster County Planning Department.

The Commission is required to meet at least quarterly by Section 27.56.060 of the Lincoln Municipal Code. The Commission met six times—in January, February, May, July, August, and September—before the annual joint meeting with the Capitol Commission on November 8, 2012.

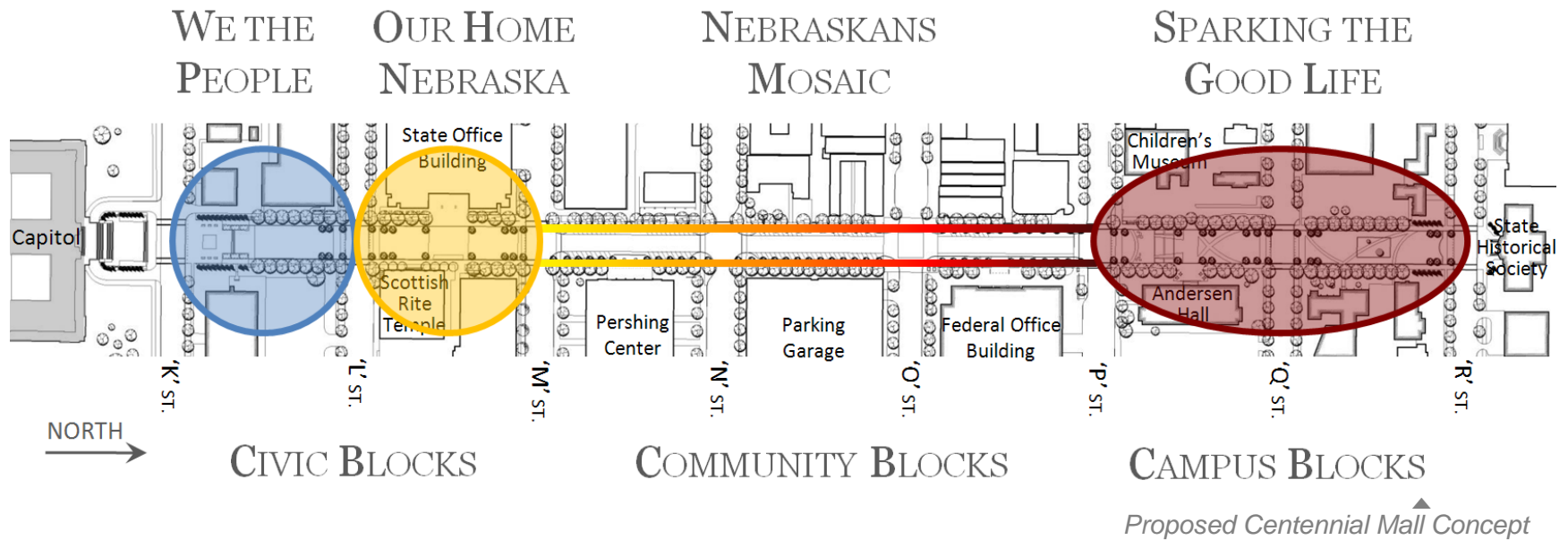
## ***Nebraska's Centennial Mall (Centennial Mall, K Street to R Street)***

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The commencement of rebuilding Nebraska's Centennial Mall was undoubtedly the signature event of 2012 for the Environs District, and the Mall was a standard feature of every meeting of the Commission. By its assigned powers and duties, the Commission serves as both an advocate for improvements in the District and a design review board for changes in the Environs. In the case of Centennial Mall, part of the Commission's function has been to respond to the design team in the role of "client," representing the citizens of Nebraska who are the ultimate client of this improvement. For instance, the Commission worked closely with the design team on the Spirit of Nebraska Pathway concepts and design concepts, and in January approved a selection of icons based on Capitol ornamental details to enhance the individual plaques of the Pathway.



The Master Plan of the redesigned Mall was approved February 23, 2012.



Proposed Mall  
K to L Block  
Looking South to Capitol



Proposed Mall  
L to M Block  
Looking South

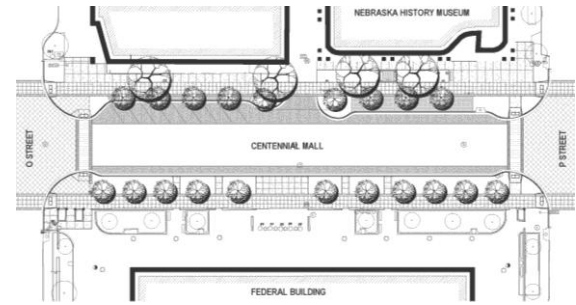
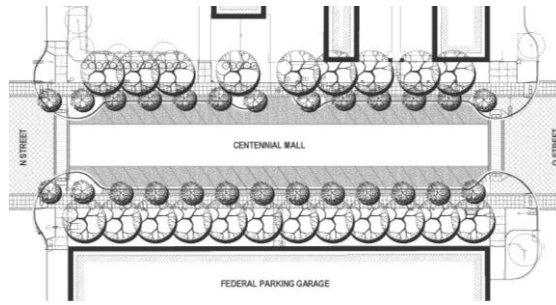
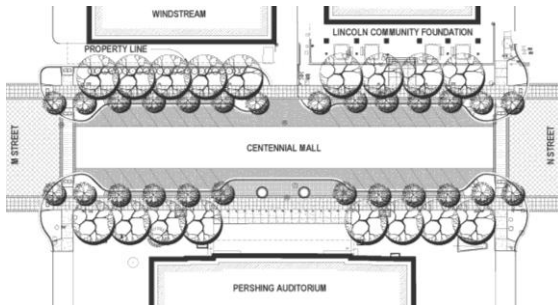
Proposed Mall  
P to Q Block  
Looking South to Capitol





With funding from the City of Lincoln, Lancaster County, the State of Nebraska, private donors, and federal infrastructure assistance (for street resurfacing), construction on the Mall commenced in mid-2012, beginning on the “Pershing” block

between M and N Streets, continuing on the next block north from N to O Streets, and planned in this Phase 1 to conclude with the block between O and P Streets.



▲  
*Approved Plan  
M Street to P Street*



▲  
*Completed Paving  
Pershing Block*



▲  
*Completed Paving*



▲  
*Construction Progress  
November 2012*

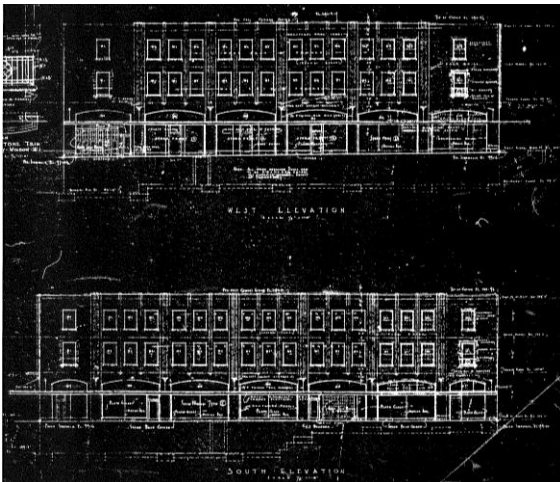
## ***TSB Building (14<sup>th</sup> & M Streets)***

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As momentous as was the progress on Centennial Mall, the Environs District also benefited by several other major public and private improvement projects in 2012. The Commission's involvement in some of these projects extended over several years, others are in the bidding or design phases and promise

continuing progress in coming years.

In May, the Commission welcomed and approved changes to the State's TSB Building at 14<sup>th</sup> and M Streets, including removal of a disfiguring screen and plans for renovating the simple dignity of this 1927 structure.



◀ 1927 Elevations

*Metal Screen of 1960s  
Southwest Street View* ▶



*Approved Design  
Southwest Street View*

▼  
*Screen Wall  
Removal  
Fall 2012*





## ***Farmers Mutual Insurance Building (South 13<sup>th</sup> Street, K Street to Lincoln Mall)***

Construction commenced in 2012 on the Farmers Mutual Building at 13<sup>th</sup> and Lincoln Mall and is well-advanced towards completion in 2013. The Commission worked with the owner

for several years towards this major improvement, which will include two levels of parking on the northwest portion of the site.



Approved Design  
View Looking East

Construction Progress  
November 2012 ▶



## ***McPhee Elementary School (Goodhue Blvd at G Street)***

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The Commission reviews projects of state and local governments, as well as private improvements. In 2010 the Commission reviewed and approved renovation work at Clare McPhee Elementary School on Goodhue Blvd.

The work was accomplished in 2011-12 and students returned to the renovated school in August 2012. Work included an

improved entrance and streetscape on Goodhue Blvd., new windows (including brand-new openings facing Goodhue, lighting the media center), a well-field under the east playground supporting a closed-loop geothermal heating and cooling system, and mechanical room/attics under new hipped roofs.

The City of Lincoln is planning streetscape enhancements to the west side of this block of Goodhue Blvd. to complement the school improvements.



Completed Project  
Northwest Street View ►  
November 2012



## ***Scottish Rite Temple Addition (Centennial Mall at L Street)***

In September, the Commission reviewed a design concept for a major east addition to the landmark Scottish Rite Temple on Centennial Mall. The 1916 building, listed on the National Register of Historic Places, has a low, nondescript annex on the east side. The proposed limestone-clad wing will add needed space to the building and enhance the L Street

appearance for drivers, pedestrians, and visitors to the building with a very compatible extension.

The Commission's approval was conditioned on further study of the southeast entrance feature.

*L Street View from Southeast  
2006* ▶



▲  
*L Street View from Southwest  
Ca. 1920*

◀ *Approved Design  
L Street View from Southeast*



### ***III Landmark Centre (Lincoln Mall, 11<sup>th</sup> Street to 12<sup>th</sup> Street)***

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Finally, the Commission has been receiving monthly updates since summer on a planned development of the block bounded by Lincoln Mall on the south, 11<sup>th</sup> and 12<sup>th</sup> Streets west and east, and K Street on the north. Called “III Landmark Centre,” it will complement I Landmark Centre to the west of it with a three-story office building on the Mall, and will include a multi-level parking structure on the north half of the block. The

Capitol Environs Design Standards strongly encourage early consultation with the Commission on major projects. The commission approved the design November 8, 2012. When III Landmark Centre is completed (projected for 2014), the north side of Lincoln Mall, which had surface parking lots along more than half of its frontage as recently as the 1990s, will no longer have a single parcel in such low-intensity use.

*Approved Design  
View from Southwest* ▶

▶  
*Approved Site Plan*



**III Landmark Centre  
November 2012**

Respectfully submitted, Ed Zimmer, Nov. 8, 2012